

# UNOFFICIAL COPY

SPECIAL WARRANTY  
DEED

1 of 1

Doc#: 1603408095 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2016 11:07 AM Pg: 1 of 2

Dec ID 20160101657499  
ST/CO Stamp 0-807-785-024 ST Tax \$43.00 CO Tax \$21.50  
City Stamp 0-100-913-728 City Tax: \$451.50

16020167  
AM

Chicago Title

THE GRANTOR(S), CIVIC PROPERTIES, LLC, of 127 N. Broad St, Griffith, IN 46319 for and in consideration of Ten and no/100 Dollars in hand paid, grant(s), bargain(s), sell(s), alien(s), and convey(s) to the GRANTEE(S) JOSE M. BIBIAN & MARIA D. BIBIAN, JOINT TENANTS IN COMMON, all that certain land situated in the County of COOK, State of Illinois, to wit:

THE SOUTH 28 FEET OF THE EAST 1/2 OF LOT 27, IN THE CHICAGO TITLE AND TRUST COMPANY SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


Permanent Index Number: 19-13-214-030-0000  
Address of Property: 5746 SOUTH TALMAN AVE, CHICAGO, IL 60629

**THIS CONVEYANCE** is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year and subsequent years affecting said described property.



**TO HAVE AND TO HOLD** the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

**AND THE SAID** Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		02-Feb-2016
	CHICAGO:	322.50
	CTA:	129.00
	TOTAL:	451.50 *

19-13-214-030-0000 | 20160101657499 | 0-100-913-728  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Feb-2016
	COUNTY:	21.50
	ILLINOIS:	43.00
	TOTAL:	64.50

19-13-214-030-0000 | 20160101657499 | 0-807-785-024

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DATED This 29 day of January, 2016.

CIVIC PROPERTIES, LLC



By: Matthew Scheltens, member

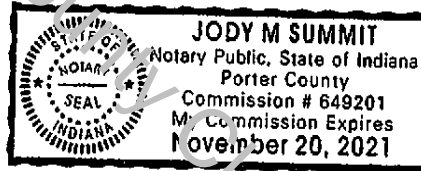
STATE OF Indiana, COUNTY OF Lake ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Matthew Scheltens, Member of CIVIC PROPERTIES LLC personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 29 day of January, 2016

Jody M Summit (NOTARY PUBLIC)

Prepared by:  
CIVIC PROPERTIES, LLC  
127 N BROAD ST, GRIFFITH, IN 46319



MAIL TO: JOSE M Bibian  
↓  
5746 South Talman Ave  
↑  
Chicago IL 60629